



 RAMPTON
BASELEY

KEILDON ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

AN IMMACULATELY PRESENTED VICTORIAN RESIDENCE BOASTING FIVE BEDROOMS, THIS FAMILY HOUSE IS SITUATED ON A SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS, OFFERING AN EXPANSIVE LIVING SPACE OF APPROXIMATELY 2,107SQFT. THE PROPERTY HAS BEEN COMPLETELY REFURBISHED BY THE CURRENT OWNERS TO AN EXTREMELY HIGH STANDARD, THE PROPERTY SEAMLESSLY BLENDS MODERN CONVENIENCE WITH THE CHARM OF IT'S ORIGINAL VICTORIAN FEATURES, CREATING A REMARKABLE SENSE OF LIGHT AND SPACE.

Upon entering the property, the entrance hall leads to a spacious reception room on the right, featuring a working fireplace, large bay window, and period ceiling mouldings. The reception room showcases superb built-in joinery, complementing the overall aesthetic. The family room/snug, seamlessly integrated with the impressive kitchen dining area, provides an ideal space for everyday family living. The well-appointed kitchen boasts a shaker style range of units, top-tier integrated appliances (including a wine fridge), lyra silestone work surfaces, and exquisite wooden flooring. Concertina doors open to a delightful patio garden.

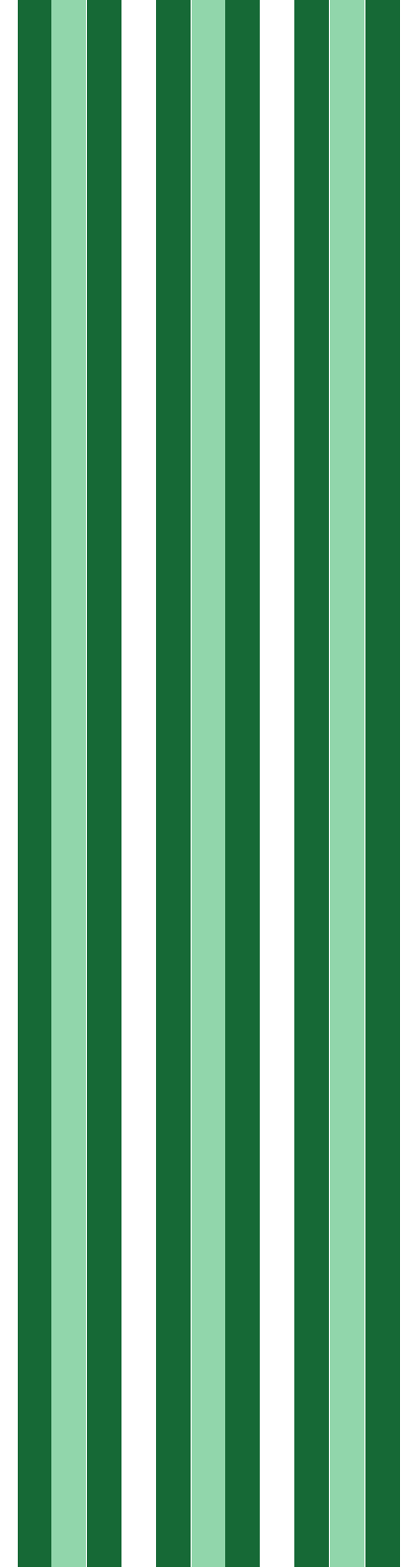




**VICTORIAN EXTENDED TERRACED HOME
| FIVE DOUBLE BEDROOMS | TWO
FAMILY BATHROOMS | DOWNSTAIRS
WC | DRESSING ROOM**

**GENEROUS KITCHEN/FAMILY ROOM
WITH BESPOKE UNITS | SOUGHT AFTER
LOCATION | | BASEMENT UTILITY ROOM
| HIGH SPEC FINISH & SUPERBLY
DECORATED**





SW11 / FREEHOLD

The upper levels of the house are thoughtfully designed to cater to a modern family lifestyle. The first floor encompasses two double bedrooms and a family bathroom. The master bedroom at the front features a charming bay window, abundant built in storage, a walk-through dressing room, and luxurious ensuite bathroom with a shower and separate bath. The second floor comprises of three additional double bedrooms with fantastic built-in storage and another generously sized family bathroom. All bathrooms are equipped with underfloor heating.

Additional storage space is available in the eaves of the loft conversion and the cellar. The cellar, currently serving as a utility room for the owners, holds potential for development, subject to usual consents.

Located between the Commons and situated between Webbs Road and Leathwaite Road, just moments from the vibrant cafes, bars, shops, and restaurants local to Northcote Road, Battersea Rise, and St John's Road. The house is extremely well located for the transport links at Clapham Junction which are approximately a five-minute walk and the amenities of Northcote Road and Clapham Common is also a three minute walk away.

Council Tax Band: D | EPC: D | Tenure: Freehold

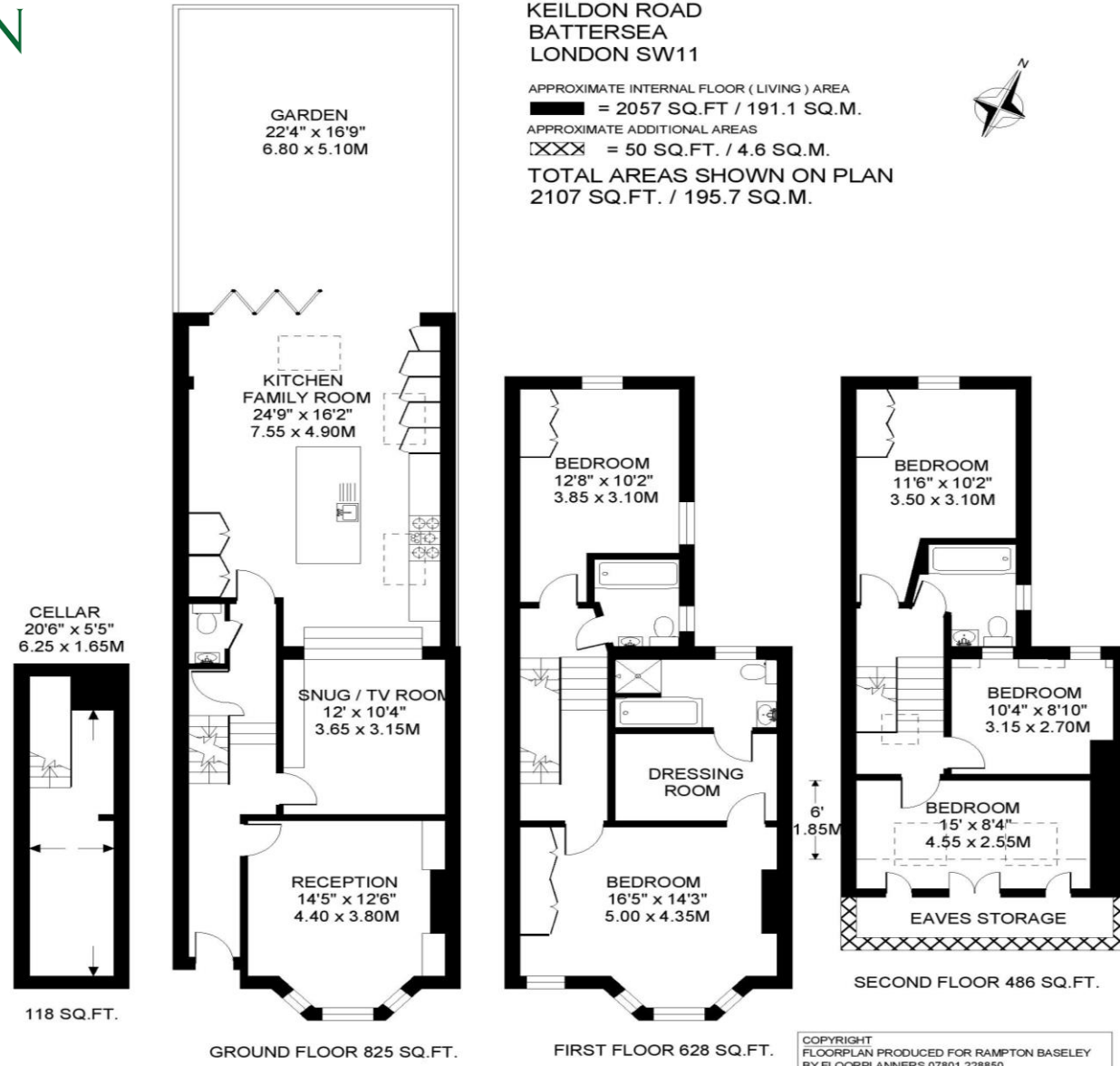


KEILDON ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2057 SQ.FT / 191.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 50 SQ.FT. / 4.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2107 SQ.FT. / 195.7 SQ.M.



COPYRIGHT
FLOORPLAN PRODUCED FOR RAMPTON BASELEY
BY FLOORPLANNERS 07801 228850

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

